

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8795 Richard J. Donohoe, et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on October 17, 1966.

EFFECTIVE DATE OF ORDER -- Dec. 16, 1966

ORDERED:

That the appeal for permission to erect an office building with roof structures in accordance with the provisions of Section 3308 and the request for a variance from the FAR provisions of the same Section, at 1510 H Street, NW., lots 34 and 807, square 211, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) The proposed site has an area of 5,883.0 square feet and is located in the C-4 zoning district.
- (2) Appellants proposed to erect an office building consisting of 9 floors with an FAR of 51,353.25 square feet. The total permitted floor area is 51,476.25 square feet.
- (3) The artist's rendering of the proposed building indicates that the projection facing of the building fronts on H Street to the same extent as does the Union Trust Building.
- (4) The proposed roof structures will contain mechanical equipment, stair penthouse, cooling tower and elevator equipment room. In order to house this equipment, it was necessary to use approximately 2,580 square feet. This results in a penthouse structure with an FAR slightly in excess of .25.
- (5) The subject site is a narrow site with a frontage on H Street of 53 feet and a depth from H Street of 111 feet.
- (6) Substantial structures exist both to the east and west of the proposed site and are in adverse ownership.

(7) A copy of the appeal has been submitted to The Fine Arts Commission for report and recommendation.

(8) By letter dated October 7, 1966, appellant requested that the appeal be amended to include a variance from the provisions of Sections 3308 and 5306 to permit construction of a penthouse with an FAR in excess of .25.

(9) This appeal was filed and heard under plan by Wendell B. Hallett, architect, drawings No. 3 and 6, approved as noted by Mr. Arthur P. Davis, member of the Board, on July 14, 1966.

OPINION:

The Board is of the opinion that the granting of this appeal is in harmony with the intent and purpose of the Zoning REgulations and will not adversely affect surrounding property. We are also of the opinion that appellants have shown a hardship within the meaning of the Zoning Regulations sufficient to permit the requested excess in roof structure FAR. Additionally, we believe that the relief can be granted without substantial detriment to the public good and without impairing the purposes and integrity of the zoned plan as embodied in the Zoning Regulations and maps.